

8-220-7
8-1-220-7
#196

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B.3 (103.3 & 1A00.3B.3) to permit a side setback of 37 1/2 feet in lieu of 50 feet (for an attached garage).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) The house is already under construction with a carport. For security reasons we would prefer to enclose it as a garage. We also find that we need additional storage space and would use the enclosed space to accommodate our things. The lot is not wide enough to allow us to enclose a garage without a variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Marc J. Strauss
Signature: (Type or Print Name)
Signature: Janice Strauss
Address: 4531 Maryknoll Road 653-1444
City and State: Baltimore, Md. 21208
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Marc Strauss
Address: 4531 Maryknoll Road Baltimore 653-1414
City and State: Baltimore, Md. 21208
Attorney's Telephone No.: 653-1414

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1981, at 9:45 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Date: May 27, 1981
FROM: Michael S. Flanigan, Engineer Associate II
SUBJECT: Zoning Comments

Relative to ZNC meeting of April 28, 1981,
the Department of Traffic Engineering has no comments for
items #195, 196, 198, 200 and 201.

Michael S. Flanigan
Engineer Associate II

HSP/bza

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1981

COUNTY OFFICE BLDG.
115 W. Chesapeake Ave.
Towson, Maryland 21204
Mr. & Mrs. Marc J. Strauss
4531 Maryknoll Road
Baltimore, Maryland 21208

Chairman
Nicholas B. Commodari
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Item No. 196

Petitioner - Marc J. Strauss, et ux
Variance Petition

Dear Mr. & Mrs. Strauss:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to convert the "existing" carport to a garage, this hearing is required. As indicated in the comments from the Department of Permits and Licenses, part of the conversion has taken place. If further explanation is required, concerning the comments from this department, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bcc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 25, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #196 (1980-1981)

Property Owner: Marc J. & Janice Strauss
S/S Shadow Court 390' N/E of Ridge Valley Drive
Acres: 155.00/161.79 x 307.20/260.88
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 87604, executed in conjunction with the development of Green Valley North - Section Three, of which this property comprises Lot 18 of the plats "Section 3 Green Valley North", recorded E.H.K., Jr. 40, Folio 60, and "2nd Amended Plat of Lot 18 Section 3, Green Valley North", recorded E.H.K., Jr. 47, Folio 67.

Although not indicated, there are drainage and utility easements contiguous to the side and rear property lines of this Lot 18, as shown on the latter recorded plat.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 196 (1980-1981).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

Donald J. Roper, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 21, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #196, Zoning Advisory Committee Meeting of April 28, 1981, are as follows:

Property Owner: Marc J. & Janice Strauss
Location: S/S Shadow Court 390' N/E of Ridge Valley Drive
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 37 1/2' in lieu of the required 50'.
Acres: 155.00/161.79 x 307.20/260.88
District: 8th

The proposed dwelling will be served by an existing well and proposed septic system.

Prior to occupancy of the dwelling, a bacteriological water sample must be collected to verify the potability of the water supply.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

Paul H. Linnick
Chief

June 1, 1981

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Marc J. & Janice Strauss

Location: S/S Shadow Court 390' N/E of Ridge Valley Drive

Item No.: 196

Zoning Agenda: Meeting of April 28, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(A) 5. The buildings and structures existing or proposed on this site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature]
Planning Group
Special Inspection Division

Noted and

Approved: [Signature]
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

Ted Jaiske, Jr.
DIRECTOR

May 8, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #196 Zoning Advisory Committee Meeting, April 28, 1981 are as follows:

Property Owner: Marc J. & Janice Strauss
Location: S/S Shadow Court 390' N/E of Ridge Valley Drive
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 37 1/2' in lieu of the required 50'.

Acres: 155.00/161.79 x 307.20/260.88
District: 8th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A revised building permit shall be required before continuing construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments: Garage is more than 50% constructed without a permit. Building drawings shall be required. A copy of this will be forwarded to Mr. Joseph Nolan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,

Charles E. [Signature], Chief
Plans Review

CED:rrj

ORDER RECEIVED FOR FILING

DATE June 25, 1981
BY John L. Wimbley
ADMINISTRATIVE

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the grantor, of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of June, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 37 1/2 feet in lieu of the required 50 feet, for the expressed purpose of constructing an enclosed garage to be attached to the existing dwelling, in accordance with the site plan filed herein, dated April 13, 1981, should be and the

same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Permits and Licenses, dated May 8, 1981.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. June
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner Date: June 11, 1981
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #81-220-A, Petition for Variance to Permit a Side Setback of 37 1/2 ft. in lieu of 50 ft. (for an attached garage)
Petitioner - Marc J. Strauss, et ux

8th District

HEARING: Tuesday, June 23, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 28, 1981

RE: Item No: 195, 196, 197, 198, 199, 200, 201, 202
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population

Very truly yours,

Norman E. Gerber
Norman E. Gerber, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #196, Zoning Advisory Committee Meeting, April 28, 1981, are as follows:

Property Owner/ Marc J and Janice Strauss
Location: 3/5 Shadow Court 390' N/E of Ridge Valley Drive
Acres: 155.00/161.79 X 307.20/260.88
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
3/5 of Shadow Court, 390'
NE of Ridge Valley Drive
8th District : OF BALTIMORE COUNTY

MARC J. STRAUSS, et ux, : Case No. 81-220-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of June, 1981, a copy of the foregoing

Order was mailed to Mr. and Mrs. Marc J. Strauss, 4531 Maryknoll Road, Baltimore, Maryland 21208, Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Shadow Court, 390 ft. Northeast of Ridge Valley Drive.
DATE & TIME: Tuesday, June 23, 1981, at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side setback of 37 1/2 ft. in lieu of 50 ft. (for an attached garage)

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 (103.3 & 1A00.3B.3) - minimum side setback in R. C. 5 Zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Marc J. Strauss, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 23, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 81-220-A
Building Permit Application
No. 81-220-A (142M176)
8th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Janice Strauss
6/29/81

PROPERTY DESCRIPTION

Beginning at a point 390 feet northeast of Ridge Valley Drive on the south side of Shadow Court, as recorded in the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 47, Folio 67, the second amended plat of Lot 18, Section 3, Green Valley North, otherwise known as 5 Shadow Court, in the eighth election district.

14430

81-220-A

Mr. & Mrs. Marc J. Strauss, et ux
4531 Maryknoll Road
Pikesville, Maryland 21208
June 19, 1981

Mr. Charles E. Burnham
Baltimore County Department
of Permits & Licenses
County Office Building
Towson, Maryland 21204

Re: Item #196 Zoning Advisory
Committee Meeting April 28, 1981

Dear Mr. Burnham:

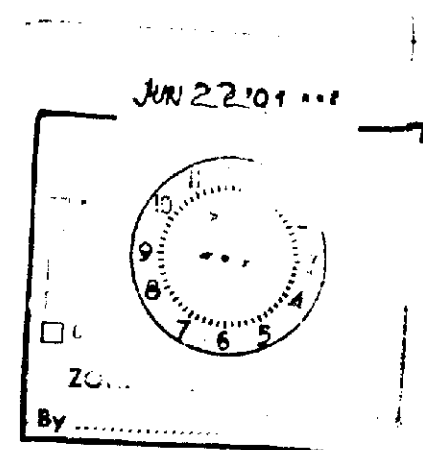
This letter is to confirm our telephone conversation of June 17, 1981. As I told you at that time, I had no idea that we were not in compliance with either your department or the zoning office with regards to the carport on our new house.

Our variance hearing is set for June 23 at 9:45. We will make every effort to satisfy both your department and zoning and file any paperwork that might be necessary.

Sincerely,

Janice Strauss

cc: Mr. William Hammond



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 18, 1981

Mr. and Mrs. Marc J. Strauss
4531 Maryknoll Road
Baltimore, Maryland 21208

RE: Petition for Variance
S/S Shadow Court, 390' NE of Ridge Drive
Case #81-220-A

Dear Mr. and Mrs. Strauss:

This is to advise you that \$43.81 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096956

DATE 6/23/81 ACCOUNT 01-662
AMOUNT \$43.81
RECEIVED FROM Janice Strauss
FOR Posting and Advertising of Case #81-220-A
VALIDATION OR SIGNATURE OF CASHIER

Mr. and Mrs. Marc J. Strauss
4531 Maryknoll Road
Baltimore, Maryland 21208

May 25, 1981

RE: NOTICE OF HEARING
South side of Shadow Court, 390 ft. northeast
of Ridge Valley Drive
Petition for Variance

Case no. 81-220-A

TIME: 9:45 A.M.

DATE: Tuesday, June 23, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 25, 1981

Mr. & Mrs. Marc J. Strauss
4531 Maryknoll Road
Baltimore, Maryland 21208

RE: Petition for Variance
S/S of Shadow Ct., 390' NE of Ridge Valley
Dr. - 8th Election District
Marc J. Strauss, et ux - Petitioners
NO. 81-220-A (Item No. 196)

Dear Mr. & Mrs. Strauss:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Marc J. Strauss
4531 Maryknoll Road
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of April, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Marc J. Strauss, et ux

Petitioner's Attorney Reviewed by: Nicholas B. Commodore
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 13 day of June, 1981.

Filing Fee \$25 Received: Check
Cash
Other

(196)

WILLIAM E. HAMMOND, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097292

DATE May 22, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Janice Strauss
FOR Filing fee for case no. 81-220-A
VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: [Signature]									
Previous case: 80-824, 77-114, 75-1512, 75-1513 (Vicinity)									
Revised Plans: Change in outline or description									Yes No

Petition For
Variance

8TH DISTRICT
Zoning: Petition for Variance
Location: South side of Shadow Court, 390 ft. Northeast of Ridge Valley Drive

Date and Time: Tuesday, June 23, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing, Petition for Variance to permit a side setback of 37 1/4 ft. in lieu of 50 ft. (for as attached & map). The Zoning Regulation to be respected as follows: Section 1400.15.3 (100% S) (1000 SB 3) minimum side setback in R-C 3 Zone. All that parcel of land in the Eighth District of Baltimore County Beginning at a point 390 feet northeast of Ridge Valley Drive on the south side of Shadow Court, 390 feet northeast of Ridge Valley Drive, as recorded in the Land Records of Baltimore County, 2nd Edition, Book 21, Page 47, Folio 47, the second amended plat of Lot 18, Section 3, Green Valley North, otherwise known as S. Shadow Court, in the eighth election district. Being the property of Marc J. Strauss, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 23, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Essex Times

Essex, Md., June 19, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a new paper

printed and published in Baltimore County, or in

each of _____ succ. _____

weeks before the _____ day of _____

1981

[Signature] Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 6-5-81
Posted for: VARIANCE
Petitioner: MARC J. STRAUSS
Location of property: SOUTH SIDE SHADOW COURT, 390' NORTHEAST OF RIDGE VALLEY DRIVE
Location of Signs: SOUTH SIDE OF SHADOW COURT APPROX. 41' 0' EAST OF RIDGE VALLEY DRIVE
Remarks:
Posted by: [Signature] Date of return: 6-19-81
Number of Signs: 1



PETITION FOR VARIANCE
8TH DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Shadow Court, 390 ft. Northeast of Ridge Valley Drive
DATE & TIME: Tuesday, June 23, 1981, at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing, Petition for Variance to permit a side setback of 37 1/4 ft. in lieu of 50 ft. (for as attached & map). The Zoning Regulation to be respected as follows: Section 1400.15.3 (100% S) (1000 SB 3) minimum side setback in R-C 3 Zone. All that parcel of land in the Eighth District of Baltimore County Beginning at a point 390 feet northeast of Ridge Valley Drive on the south side of Shadow Court, 390 feet northeast of Ridge Valley Drive, as recorded in the Land Records of Baltimore County, 2nd Edition, Book 21, Page 47, Folio 47, the second amended plat of Lot 18, Section 3, Green Valley North, otherwise known as S. Shadow Court, in the eighth election district. Being the property of Marc J. Strauss, et ux, as shown on plat plan filed with the Zoning Department.

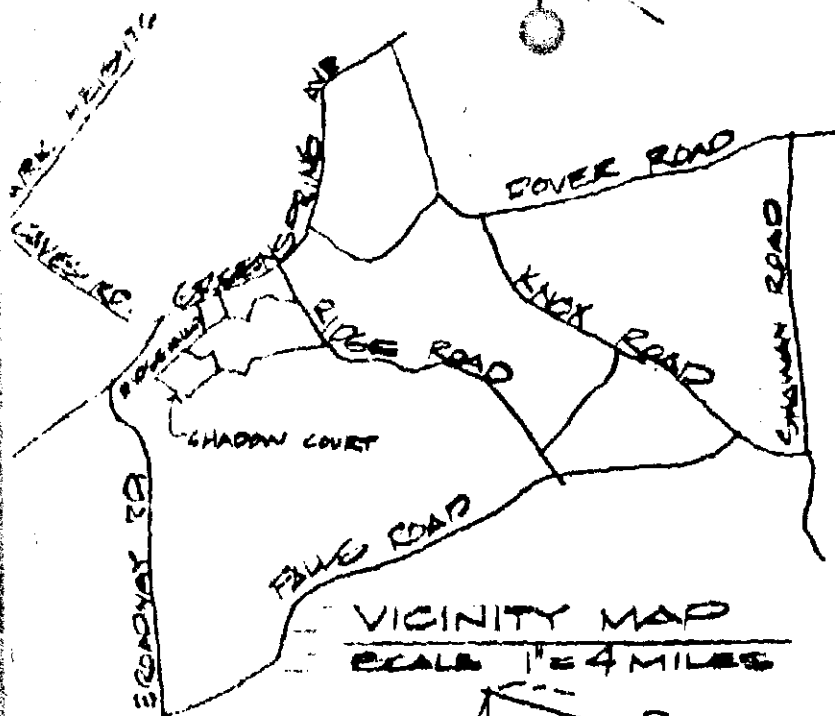
Hearing Date: Tuesday, June 23, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 4.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1981, the first publication appearing on the _____ day of _____, 1981.

THE JEFFERSONIAN
[Signature] Manager
Cost of Advertisement, \$17.50

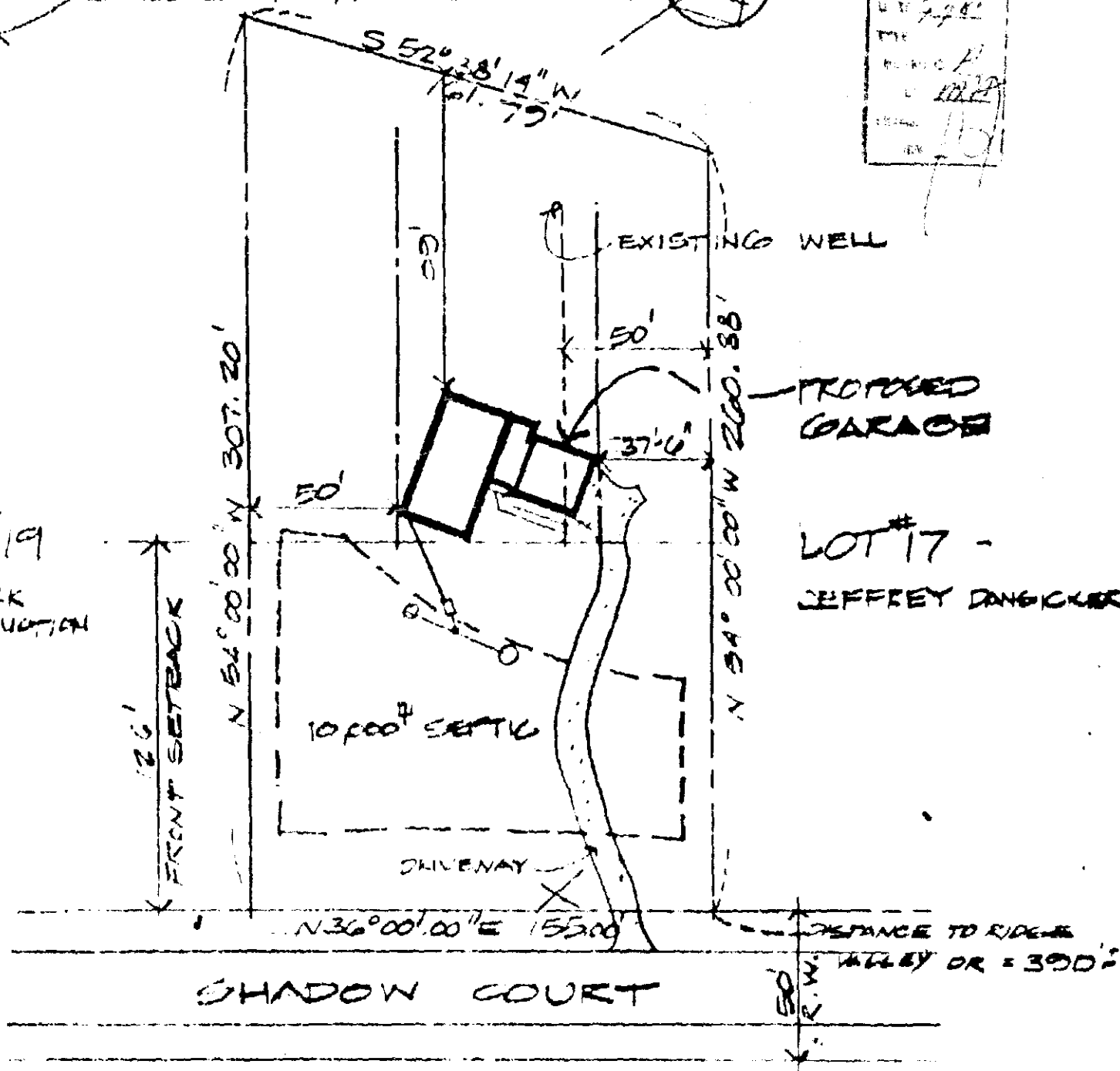
VARIANCE FOR SIDE
SETRACK OF 37'-6"
CURRENT ZONING
R O S FORMERLY
ZONED R O P
APRIL 13, 1981



MAP	111
SECTION	1
DATE	4/13/81
TIME	10:00 AM
BY	111

LOT # 19
LANDMARK
CONSTRUCTION
INC.

LOT # 17 -
JEFFREY DANGICKER



SITE PLAN
SCALE 1" = 50'

LOT # 18 - IS SHADON COURT SECTION 3 UNDEVELOPED
AMENDED PLAT 21111 JR 47 FOLIO 67
GREEN VALLEY NORTH 8TH ELECTION DISTRICT

Item H196

